148.0	0003	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 950,000 / 950,000
					USE VALUE: 950,000 / 950,000
					ASSESSED: 950,000 / 950,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	FESSENDEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FENG LEI
Owner 2:	
Owner 3:	
Street 1:	32 FESSENDEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MACARIS ALFRED & MONIKA M -
Owner 2:	-
Street 1:	32 FESSENDEN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,422 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3209 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5422.000	536,900	5,200	407,900	950,000
Total Card	0.124	536,900	5,200	407,900	950,000
Total Parcel	0.124	536,900	5,200	407,900	950,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.04 | /Parcel: 296.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97317
GIS Ref:
GIS Ref:
Insp Date: 08/22/18

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	536,900	5200	5,422.	407,900	950,000	950,000	Year End Roll	12/18/2019
2019	104	FV	409,700	5200	5,422.	407,900	822,800	822,800	Year End Roll	1/3/2019
2018	104	FV	409,700	4700	5,422.	273,900	688,300	688,300	Year End Roll	12/20/2017
2017	104	FV	384,300	4700	5,422.	262,200	651,200	651,200	Year End Roll	1/3/2017
2016	104	FV	384,300	4700	5,422.	238,900	627,900	627,900	Year End	1/4/2016
2015	104	FV	342,400	4700	5,422.	192,300	539,400	539,400	Year End Roll	12/11/2014
2014	104	FV	342,400	4700	5,422.	171,900	519,000	519,000	Year End Roll	12/16/2013
2013	104	FV	356,300	4700	5,422.	163,100	524,100	524,100		12/13/2012

!11561!

PRINT

Date	Time
12/11/20	01:43:04

LAST REV

Date	Time
12/23/19	11:40:12
danam	
11561	

USER DEFINED

Prior Id # 1:	97317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACARIS ALFRED	72547-329	1	5/2/2019		965,000	No	No		
	11472-203		2/27/1968		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2019	1085	Porch	6,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	SQ Returned	JO	Jenny O
8/22/2018	Inspected	BS	Barbara S
7/16/2018	MEAS&NOTICE	CC	Chris C
1/17/2012	Meas/Inspect	JBS	JOHN S
5/18/2009	Meas/Inspect	372	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5422		Sq. Ft.	Site		0	70.	1.07	11									407,861						407,900	

Total AC/HA: 0.12447 | Total SF/SM: 5422 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 407,861 | Spl Credit | Total: 407,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97720468
Const Adj.:	0.99989998
Adj $ / SQ:	166.108
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729519
Depreciation:	192593
Depreciated Total:	536926

COMMENTS

third flood does not have a kitchen..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 3 | HB

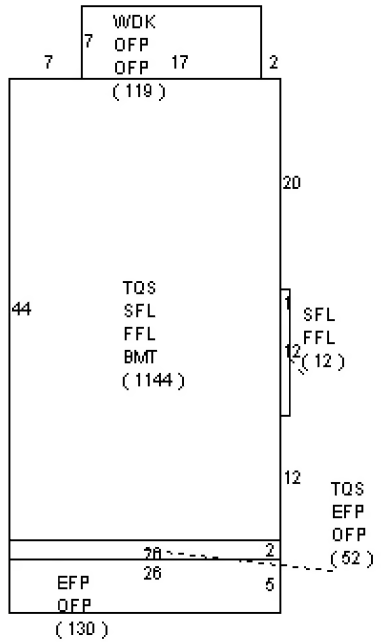
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	166.11
Special Features:	0	Val/Su Net:	105.81
Final Total:	536900	Val/Su SzAd	167.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	166.110	192,021
SFL	Second Floor	1,156	166.110	192,021
BMT	Basement	1,144	49.830	57,008
TQS	3/4 Story	897	166.110	148,999
OFP	Open Porch	420	20.430	8,579
EFP	Enclos Porch	182	42.180	7,677
WDK	Deck	119	14.400	1,714
	Net Sketched Area:	5,074	Total:	608,019
Size Ad	3209	Gross Are	5373	FinArea 3209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	104			500			500

More: N | Total Yard Items: 5,200 | Total Special Featues: | Total: 5,200